

SITE DATA	
OWNER:	HERB BARTHEL 1701 SHORELINE DRIVE SANTA BARBARA, CA 93109 805.963.3210
LAND USE ZONE:	E-3, SPECIAL DISTRICT 3-COASTAL OVERLAY ZONE
A.P.N. :	045-100-065
AVERAGE SITE SLOPE:	ENTIRE PROPERTY: 49.75% BUILDABLE AREA: 22%
PARKING:	0 EXISTING, 2 GARAGE SPACES PROPOSED
SCOPE OF WORK:	1.5-STORY 1,505 SF SINGLE FAMILY RESIDENCE, W/ 429 SF 2-CAR GARAGE, (N) PAVER DRIVEWAY.
SITE COVERAGE:	BUILDING: 1,409 SF 6% DRIVEWAY: 793 SF 3% OPEN SPACE: 21,683 SF 91%
LOT AREA (PER SURVEY):	23,885 SF
BUILDING DATA:	NET GROSS MAIN FLOOR: 787 SF 837 SF LOWER FLOOR: 718 SF 777 SF TOTAL LIVING AREA: 1,505 SF 1,614 SF GARAGE AREA: 429 SF 475 SF
GRADING:	288 CU.YD. CUT (UNDER BUILDING) 21 CU.YD. FILL (UNDER DRIVEWAY)
USE:	SINGLE FAMILY RESIDENCE
SHEET # DESCRIPTION	
A.1	SITE PLAN
C-1	GRADING AND DRAINAGE PLAN
A.2	FLOOR PLANS
A.3	ELEVATIONS
A.3.1	ELEVATIONS
A.5	EASEMENT & UTILITY PLAN
A.6	LANDSCAPE PLAN
A.7	EXISTING VEGETATION PLAN

NOTES:

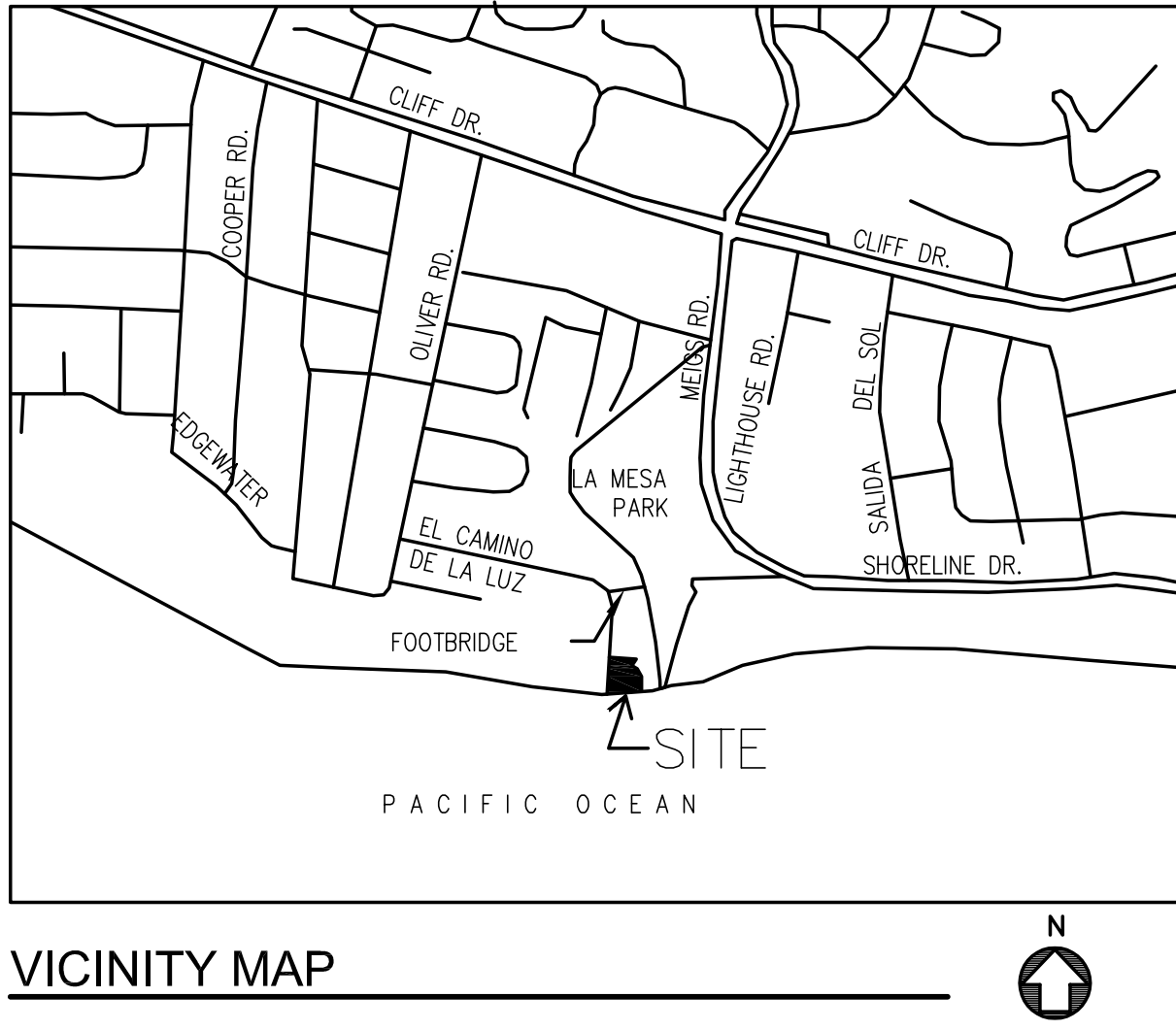
ALL ROOFS, PAVED AREAS AND YARDS, SHALL BE COLLECTED, FILTERED THEN DISSIPATED INTO LIGHTHOUSE CREEK. ANY DISCHARGE INTO LIGHTHOUSE CREEK SHALL BE DESIGNED SO AS NOT TO CAUSE EROSION. SEE RIP-RAP DISSIPATOR DETAIL.

ALL UTILITY CONDUCTORS INCLUDING ELECTRICAL SERVICE, TELEPHONE SERVICE, AND CABLE TELEVISION MUST BE PLACED UNDERGROUND FROM THEIR POINT OF ORIGIN AT THE UTILITY POLE TO THE SERVICE METER OR TERMINATION POINT AT THE STRUCTURE.

SEE FIRE DEPARTMENT LETTER (JULY 9, 2004) FOR FIRE PROTECTION REQUIREMENTS.

SOME REMOVAL OF NON-NATIVE LARGE BRUSH ANTICIPATED. ANY REMOVAL OF SIGNIFICANT PLANTINGS TO BE REPLACED BY RE-VEGETATION OF AREA WITH NATIVE PLANTINGS AT SOUTHEAST SIDE OF PROPOSED STRUCTURE.

FOR THE BIORETENTION BMPs, THE SOIL MEDIA SHOULD BE: 60-70% SAND, 15-25% COMPOST, AND 10-20% TOPSOIL PURSUANT TO CITY STORMWATER BMP GUIDANCE MANUAL.



VICINITY MAP	
PACIFIC OCEAN	
N	

**City of Santa Barbara**  
Fire Department

www.ci.santa-barbara.ca.us

July 29, 2004

Administration  
Tel: 805.564.5254  
Fax: 805.564.5730

Fire Prevention/  
Public Education  
Tel: 805.564.5702  
Fax: 805.564.5715

121 W. Carrillo St.  
Santa Barbara, CA  
93101

**Subject: Fire Department Requirements for 1837 1/2 El Camino De La Luz**

Dear Mr. Daniels,

Per our past conversations regarding construction of a new single family residence at 1837 1/2 El Camino De La Luz the following shall be provided prior to Fire Department approval:

- The new structure shall be equipped with an automatic fire sprinkler system in accordance with NFPA 13D. The automatic fire sprinkler system shall be submitted under a separate permit. Note this on any plans submitted to the City from this date forward.
- A monitored fire alarm system shall be designed and installed throughout the new structure as approved by the Fire Department. The fire alarm system shall be submitted under a separate permit. Note this on any plans submitted to the City from this date forward.
- The new structure shall be built in accordance with the City's High Fire Construction requirements. Note this on any plans submitted to the City from this date forward.
- A written agreement shall be drafted and properly recorded ensuring continual maintenance of the automatic fire sprinkler system and monitoring of the fire alarm system both by the current owner and in the event the property is sold, the responsibility shall be transferred to the new owners.

The above requirements shall be incorporated into your 30-Day Development Application Review Team (DART) re-submittal to the City and a copy of this letter imprinted on all submitted plans from this day forward.

Sincerely,

Warner R. McGrew, Fire chief  
By:   
Jim Austin, Fire Inspector/Investigator

**FIRE DEPT LETTER**

DATE: 10/26/2017

REVISIONS:  
NO: DATE:

RRM Design Group  
10 E. Figueroa St., Suite 1  
Santa Barbara, CA 93101  
Tel: 805.963.8283  
www.rrmdesign.com

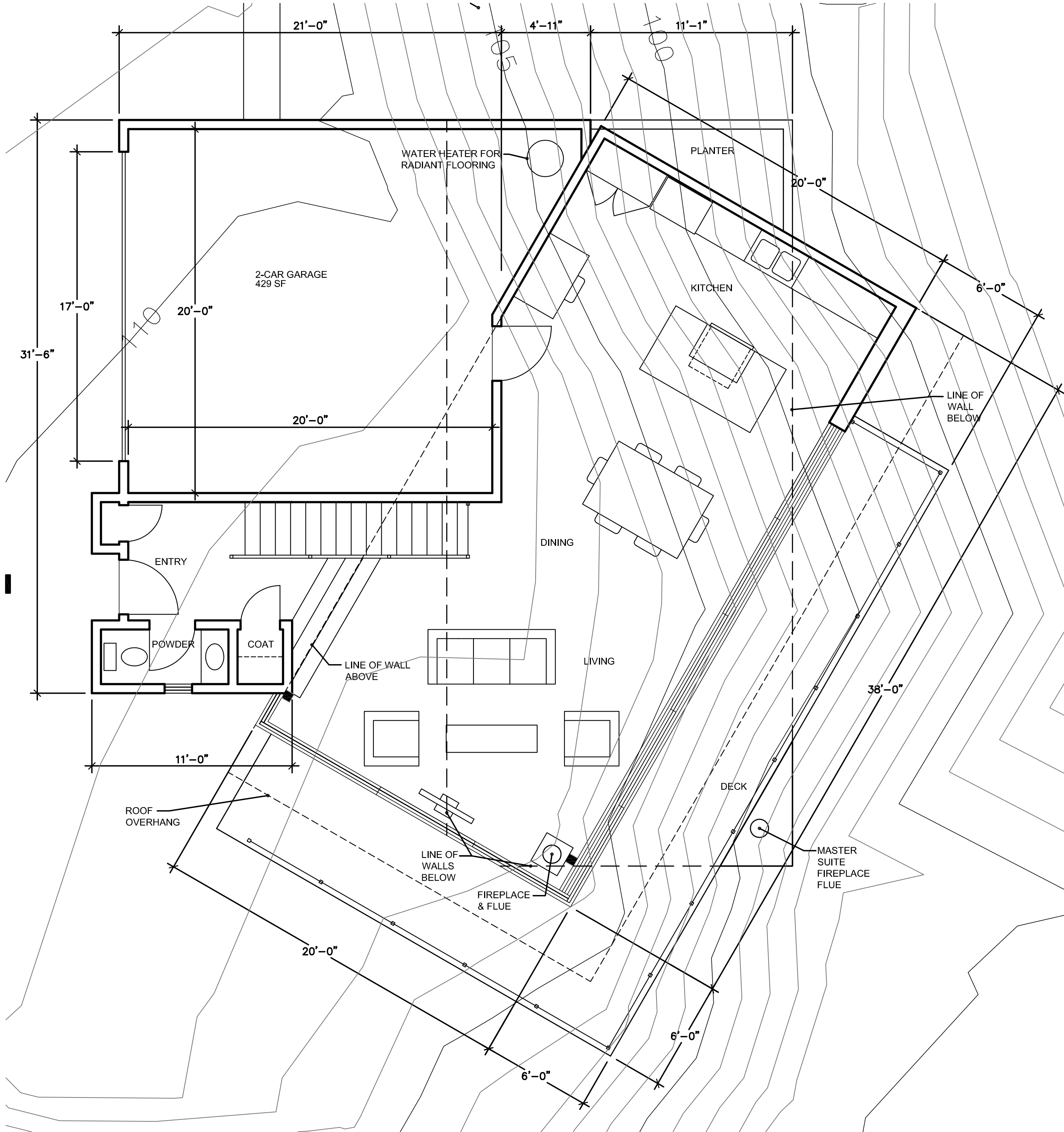
DESCRIPTION: **SITE PLAN, PROJECT DATA**

PROJECT: **Residence APN: 045-100-065**

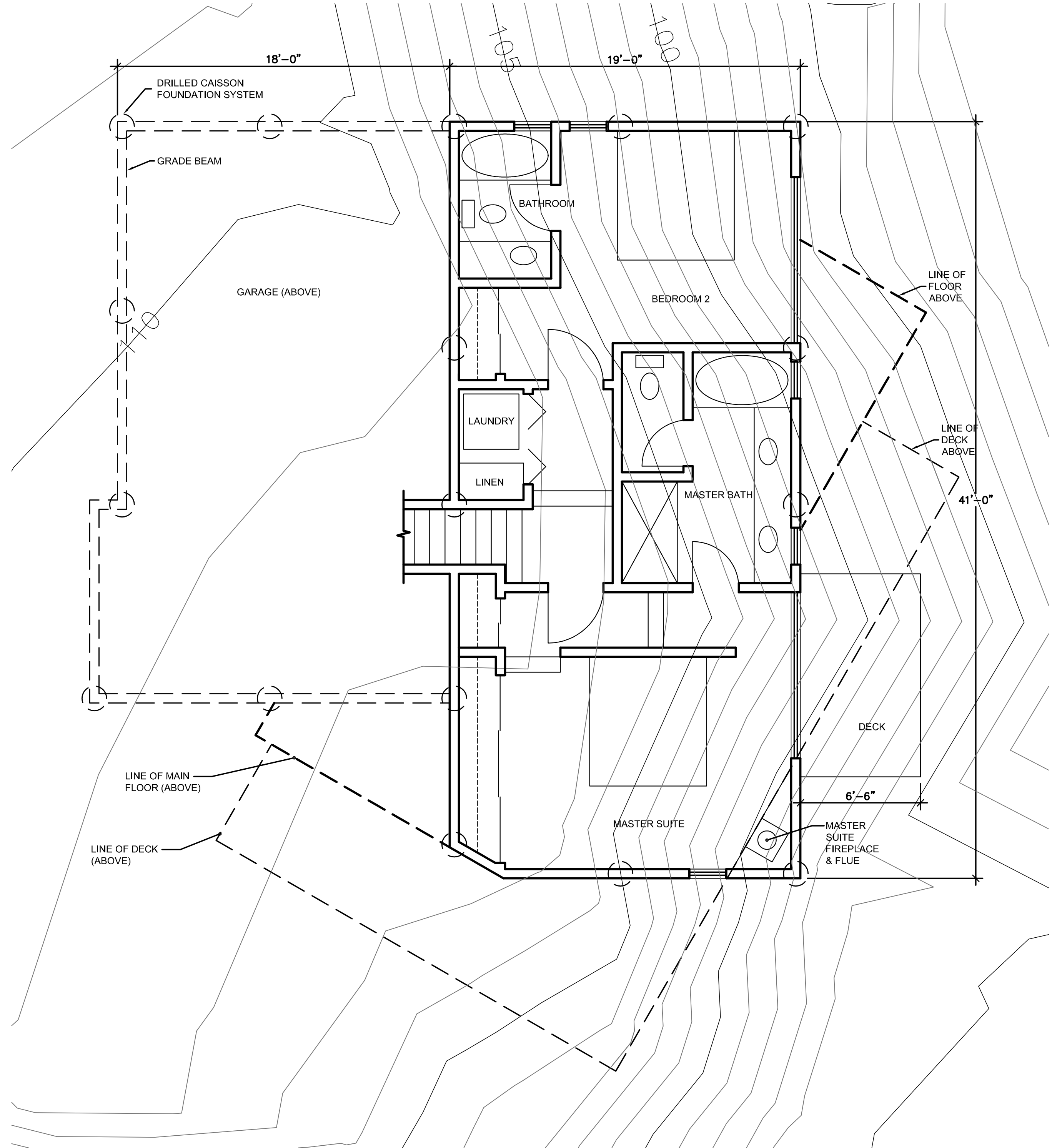
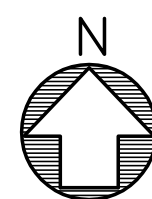
CLIENT: **1837 1/2 El Camino De La Luz  
Santa Barbara, California**

SHEET  
**A.1**

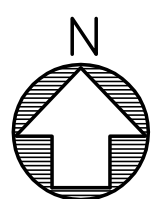




**MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**LOWER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



DATE:

10/26/2017

REVISIONS:

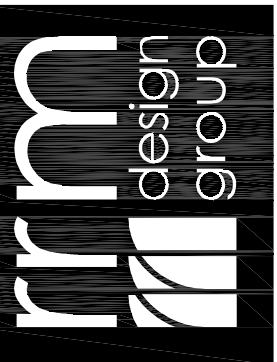
NO: DATE:

4/5/2012 Planning Comm

10/1/2013 EIR Exhibits

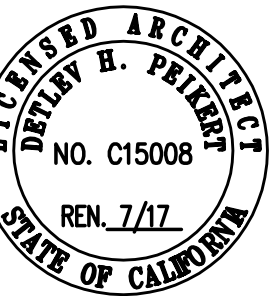
02/17/2016 Planning Rev

RRM Design Group  
10 E. Figueroa St., Suite 1  
Santa Barbara, CA 93101  
Tel: 805.963.8283  
www.rrmdesign.com



DESCRIPTION: FLOOR PLANS

PROJECT: **Residence** APN: 045-100-065  
CLIENT: 1837 1/2 El Camino De La Luz  
Santa Barbara, California



SHEET

**A.2**





SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



PERSPECTIVE

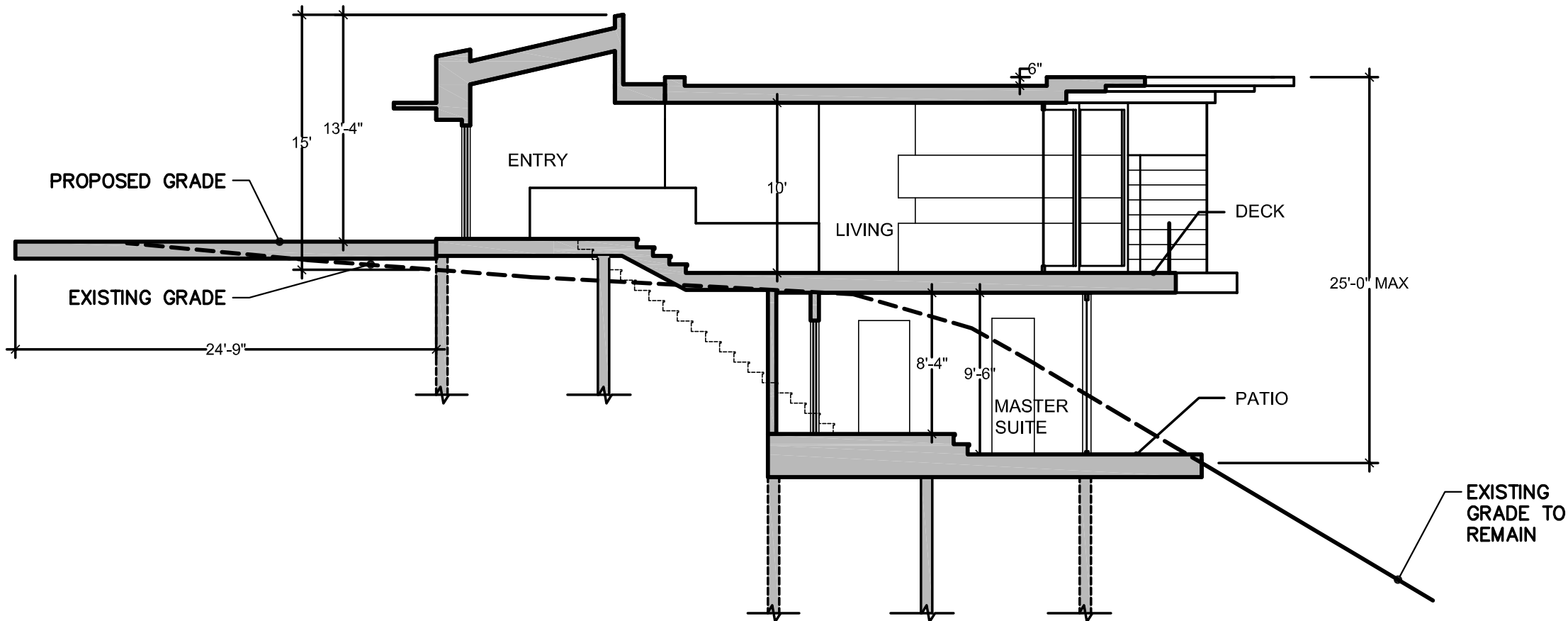


WEST ELEVATION

SCALE: 1/8" = 1'-0"

**MATERIALS**

VIRGINIA LEDGESTONE  
HORIZONTAL WOOD SIDING  
COPPER FLASHING  
SOFFIT CAN LIGHTS



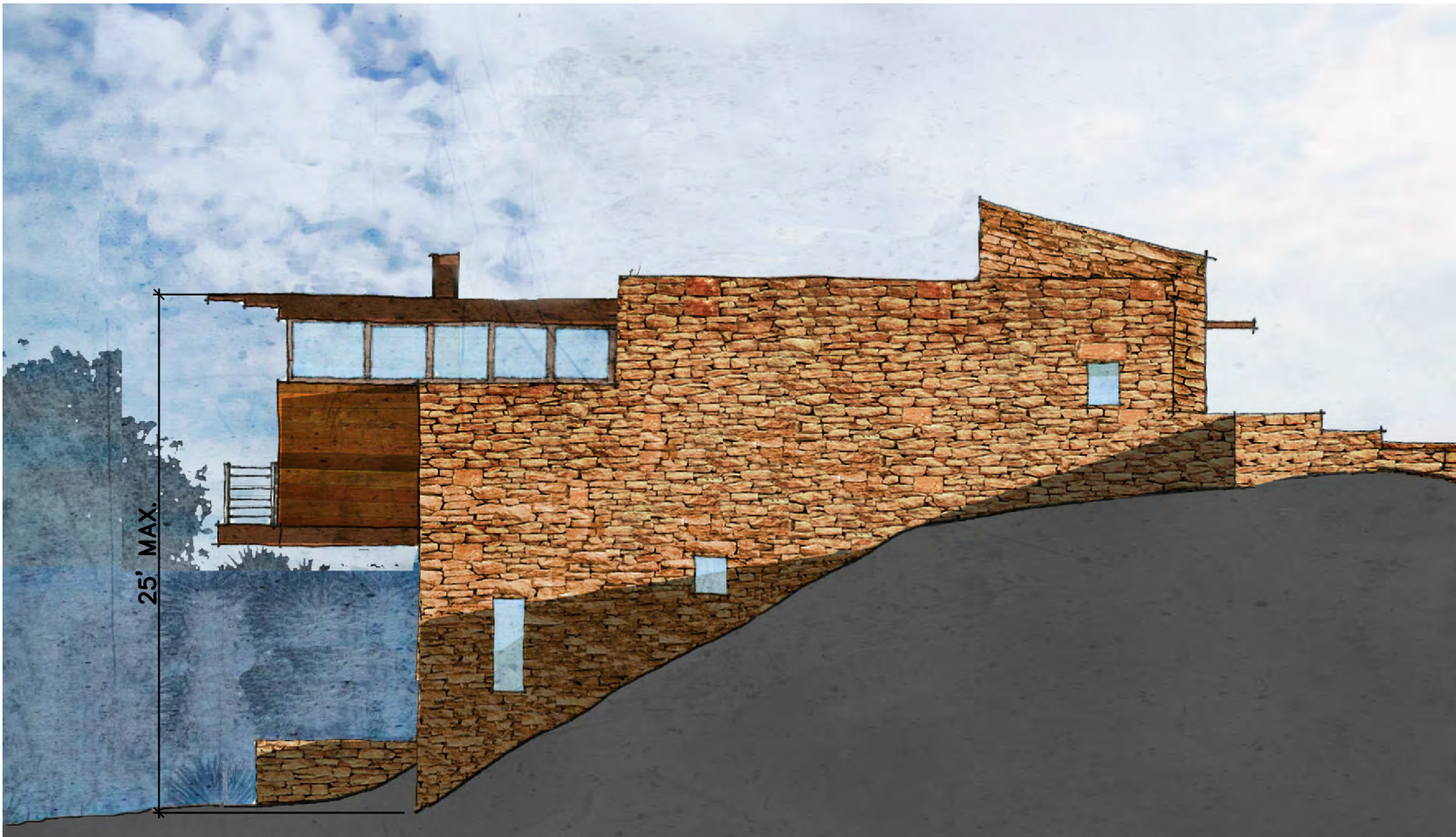
SECTION A

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION WITHOUT LANDSCAPING

SCALE: 1/8" = 1'-0"

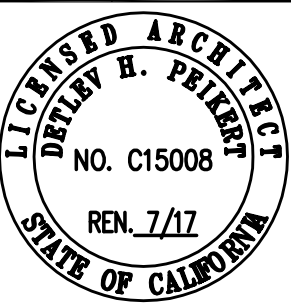


NORTH ELEVATION WITH LANDSCAPING

SCALE: 1/8" = 1'-0"

DESCRIPTION: ELEVATIONS

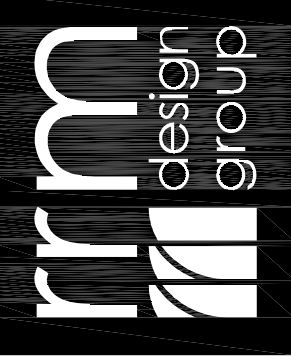
Residence APN: 045-100-065  
PROJECT: 1837 1/2 El Camino De La Luz  
CLIENT: Santa Barbara, California



SHEET  
A.3

REVISIONS:  
NO. DATE:  
4/5/2012 Planning Comm.  
10/1/2013 EIR Exhibits  
02/17/2016 Planning Rev.

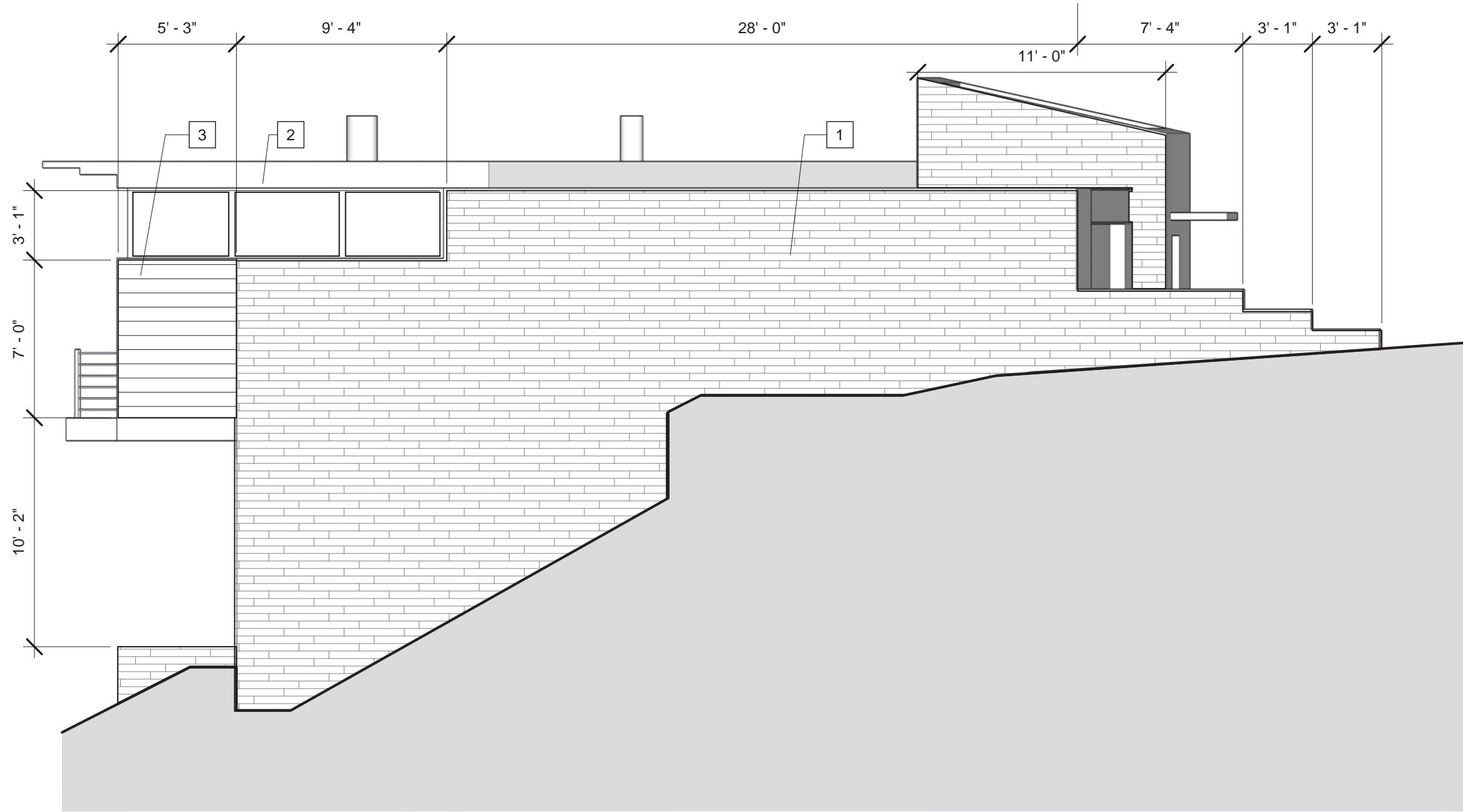
RRM Design Group  
10 E. Figueroa St., Suite 1  
Santa Barbara, CA 93101  
Tel: 805.963.8283  
www.rrmdesign.com



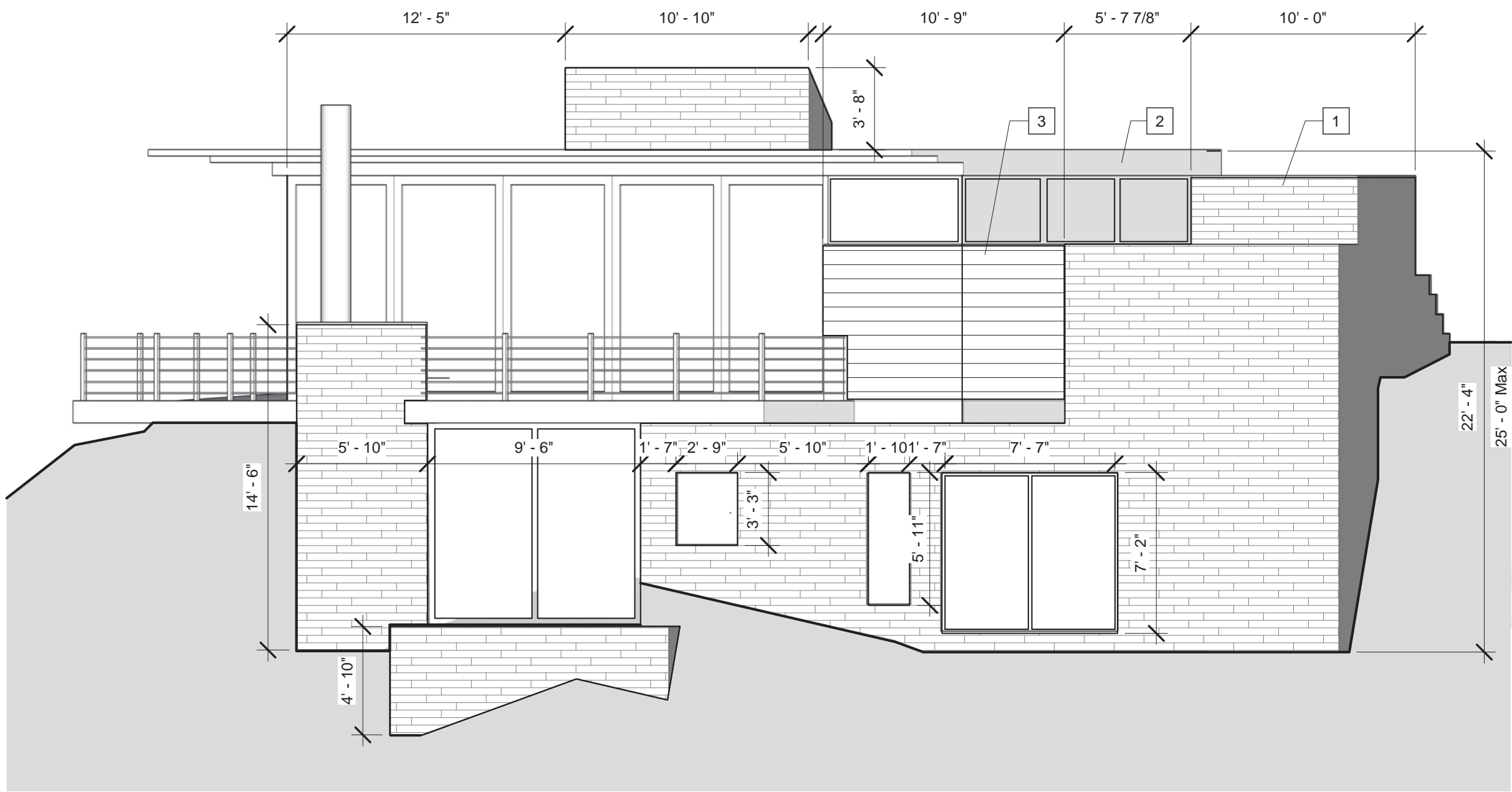
DATE:

10/26/2017

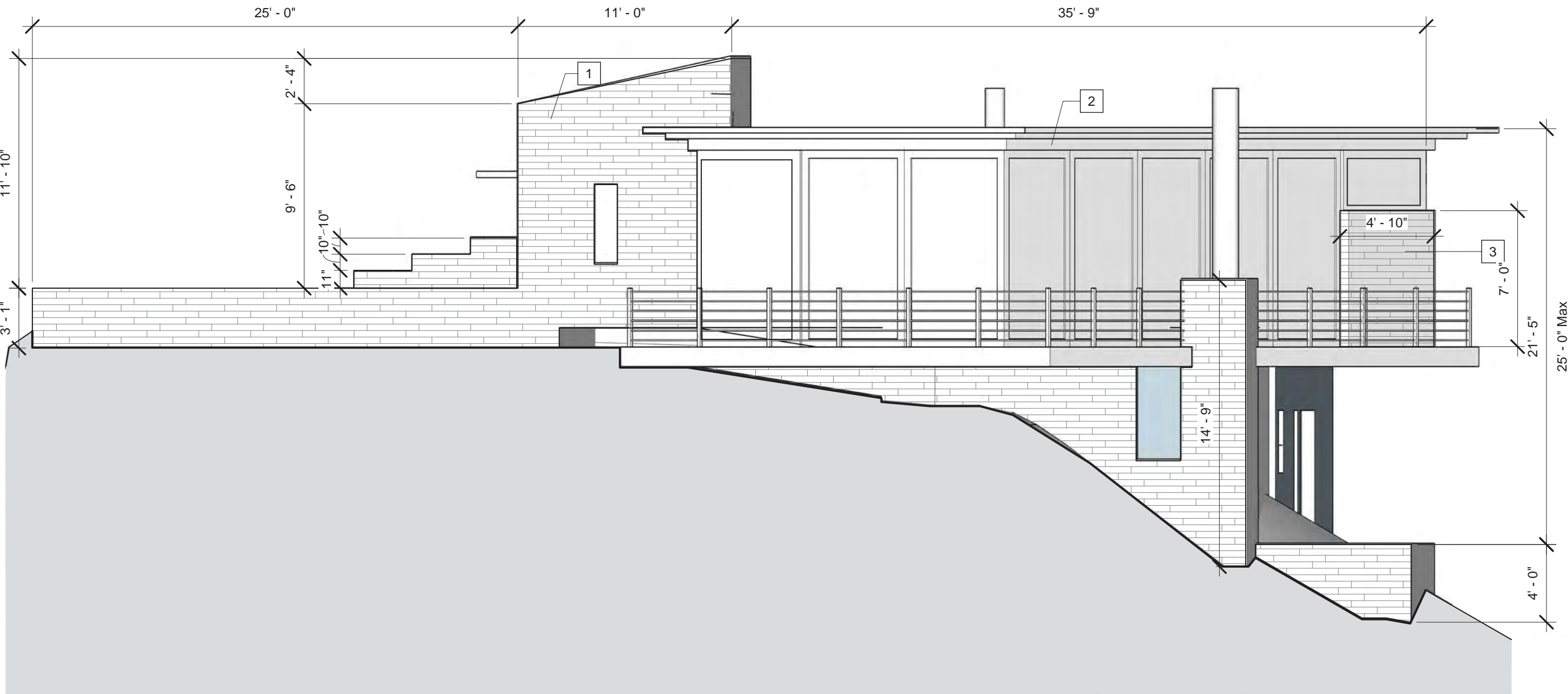




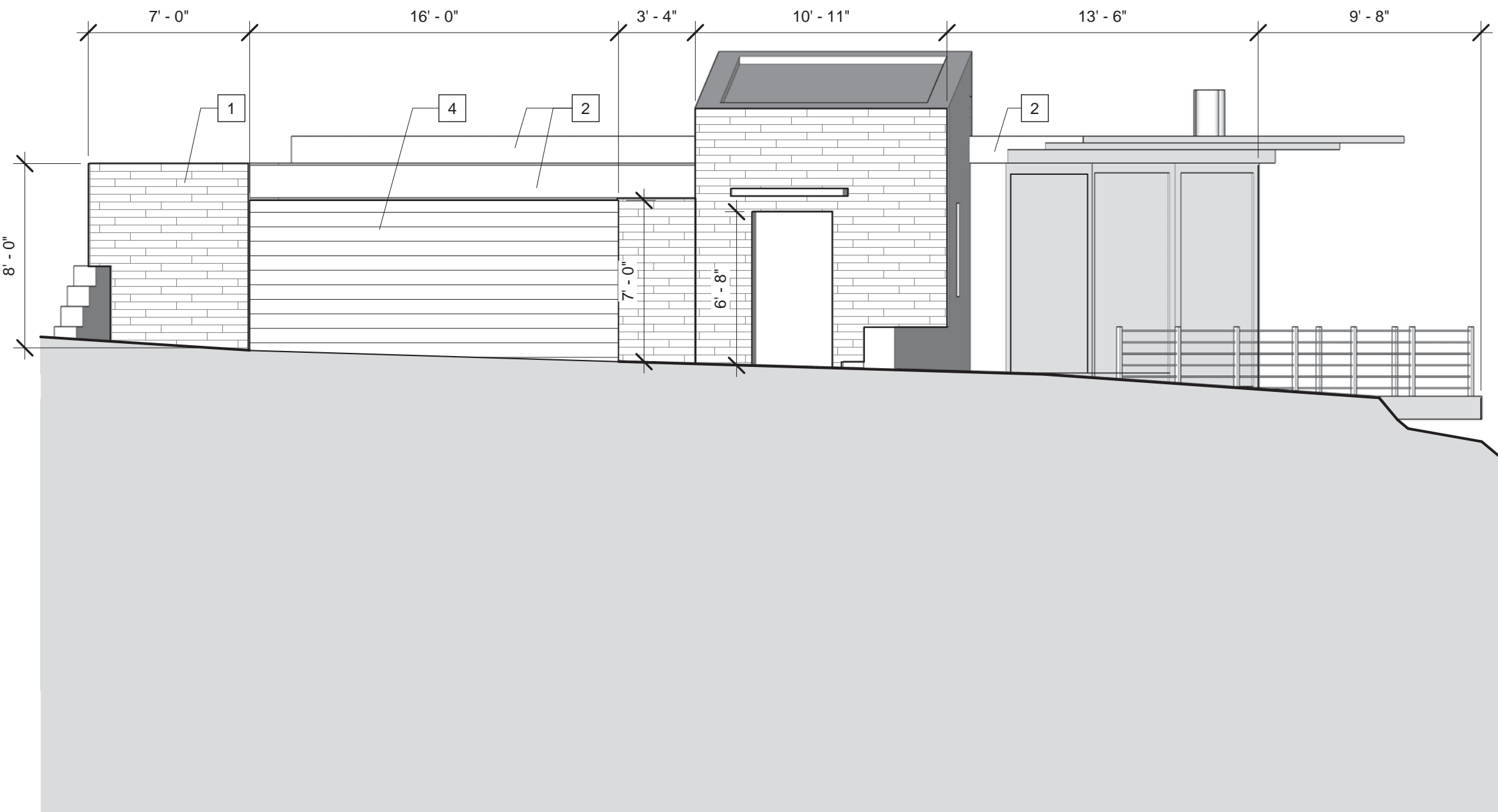
1 North Elevation  
3/16" = 1'-0"



2 East Elevation  
3/16" = 1'-0"



3 South Elevation  
3/16" = 1'-0"



4 West Elevation  
3/16" = 1'-0"

Exterior Materials Schedule

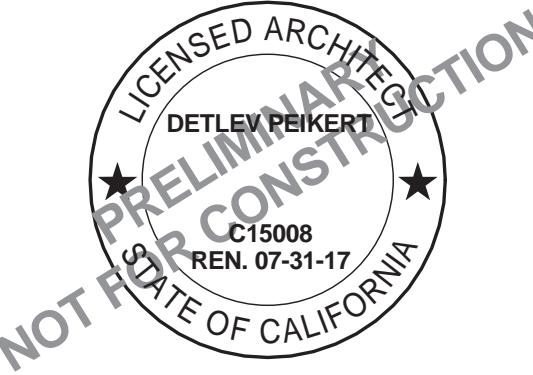
Tag	Material
1	Virginia LedgeStone
2	Copper Flashing
3	Horizontal Wood Siding
4	8'-0" x 16'-0" Garage Door



RRM Design Group

10 E. Figueroa St., Suite 1  
Santa Barbara, CA 93101

Tel: 805.963.8283  
Fax: 805.963.8184  
www.rrmdesign.com



THE INCLUDED DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF RRM DESIGN GROUP AND NO PART THEREOF SHALL BE COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF RRM DESIGN GROUP. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. SUBMITTAL OF THESE DOCUMENTS FOR PUBLIC AGENCY REVIEW SHALL NOT BE CONSIDERED A WAIVER OF RRM DESIGN GROUP'S RIGHTS.

Consultant:

Barthels Residence

Herb Barthels

1837 1/2 El Camino De La Luz, Santa Barbara, CA 93109

Elevations

NO.	REVISION	DATE
1		
2		
3		
4		

DATE 10/26/2017

PROJECT NUMBER 1013068

Elevations

A3.1





EXISTING CONDITION  
LA MESA PARK BENCHES AREA  
[Figure 5.1-4 in EIR]



EXISTING CONDITION  
LA MESA PARK SOUTHERN LAWN AREA  
[Figure 5.1-6 in EIR]



EXISTING CONDITION  
EASTERN END OF THE LIGHTHOUSE CREEK BRIDGE  
[Figure 5.1-8 in EIR]



PREVIOUSLY PROPOSED  
LA MESA PARK BENCHES AREA  
[Figure 5.1-5 in EIR]



PREVIOUSLY PROPOSED  
LA MESA PARK SOUTHERN LAWN AREA  
[Figure 5.1-7 in EIR]



PREVIOUSLY PROPOSED  
EASTERN END OF THE LIGHTHOUSE CREEK BRIDGE  
[Figure 5.1-9 in EIR]



CURRENT DESIGN  
LA MESA PARK BENCHES AREA  
[same view as Figures 5.1-4 & 5.1-5 in EIR]



CURRENT DESIGN  
LA MESA PARK SOUTHERN LAWN AREA  
[same view as Figures 5.1-6 & 5.1-7 in EIR]



CURRENT DESIGN  
EASTERN END OF THE LIGHTHOUSE CREEK BRIDGE  
[same view as Figures 5.1-8 & 5.1-9 in EIR]

DATE:  
10/26/2017

REVISIONS:  
NO: DATE:  
4/5/12 Planning Comm.  
02/17/2016 Planning Rev

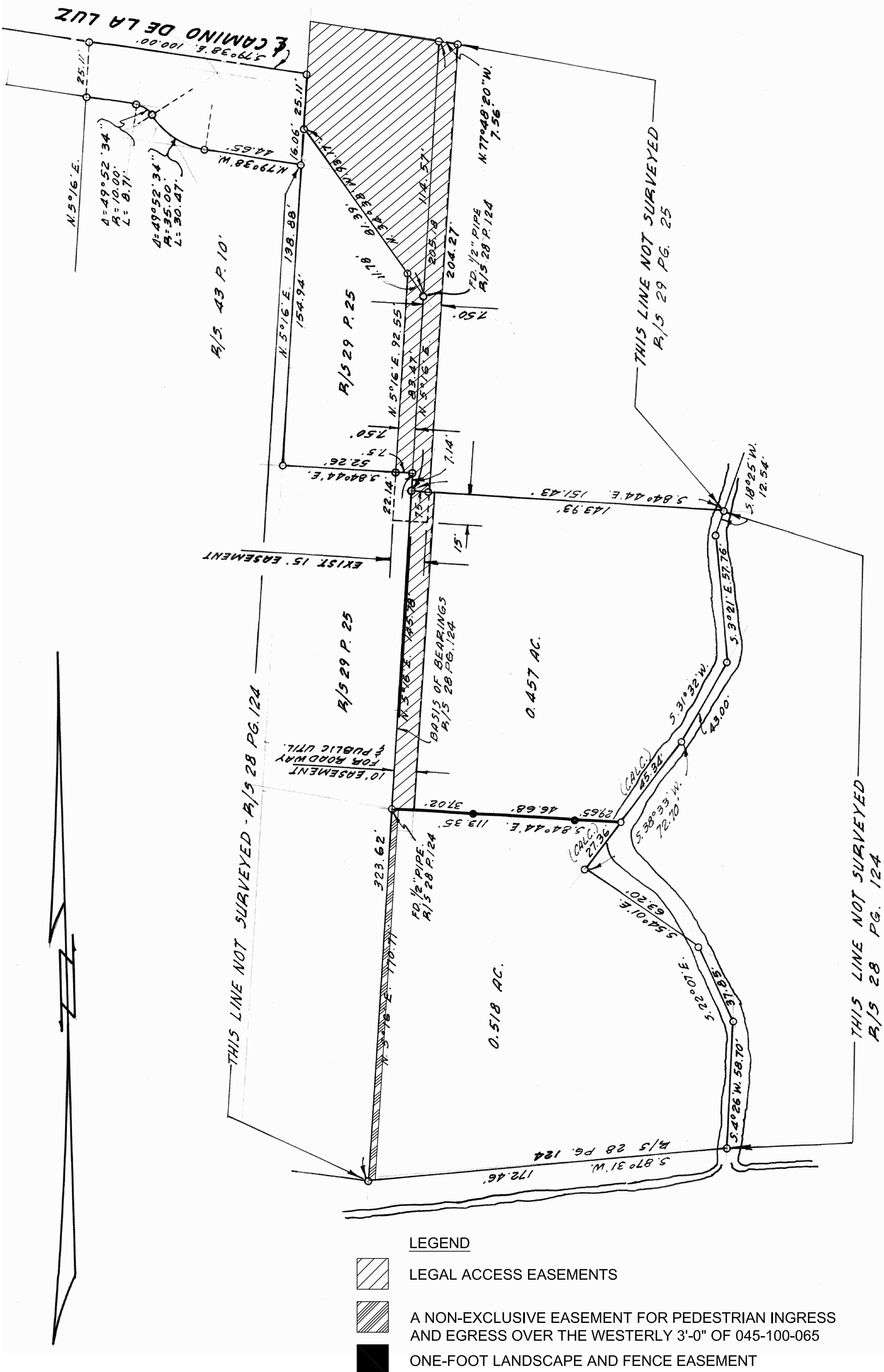
RRM Design Group  
10 E. Figueroa St., Suite 1  
Santa Barbara, CA 93101  
Tel: 805.963.8283  
www.rrmdesign.com

DESCRIPTION: E.I.R. PHOTO COMPARISON  
PROJECT: Residence APN: 45-100-65  
CLIENT: 1837 1/2 El Camino De La Luz  
Santa Barbara, California

LICENSURE ARCHITECT  
DENNY B. PEIERLEY  
NO. C15008  
REN. 7/17  
STATE OF CALIFORNIA

SHEET  
A.4





**SURVEYOR'S CERTIFICATE**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 15 OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE AT THE REQUEST OF FRANCO, D. EDTON IN OCTOBER 19 58 M. L. Grant COUNTY SURVEYOR R.E. 7704

**COUNTY SURVEYOR'S CERTIFICATE**  
THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 15 OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE THIS 1st DAY OF December 19 58 James G. Fowler COUNTY SURVEYOR

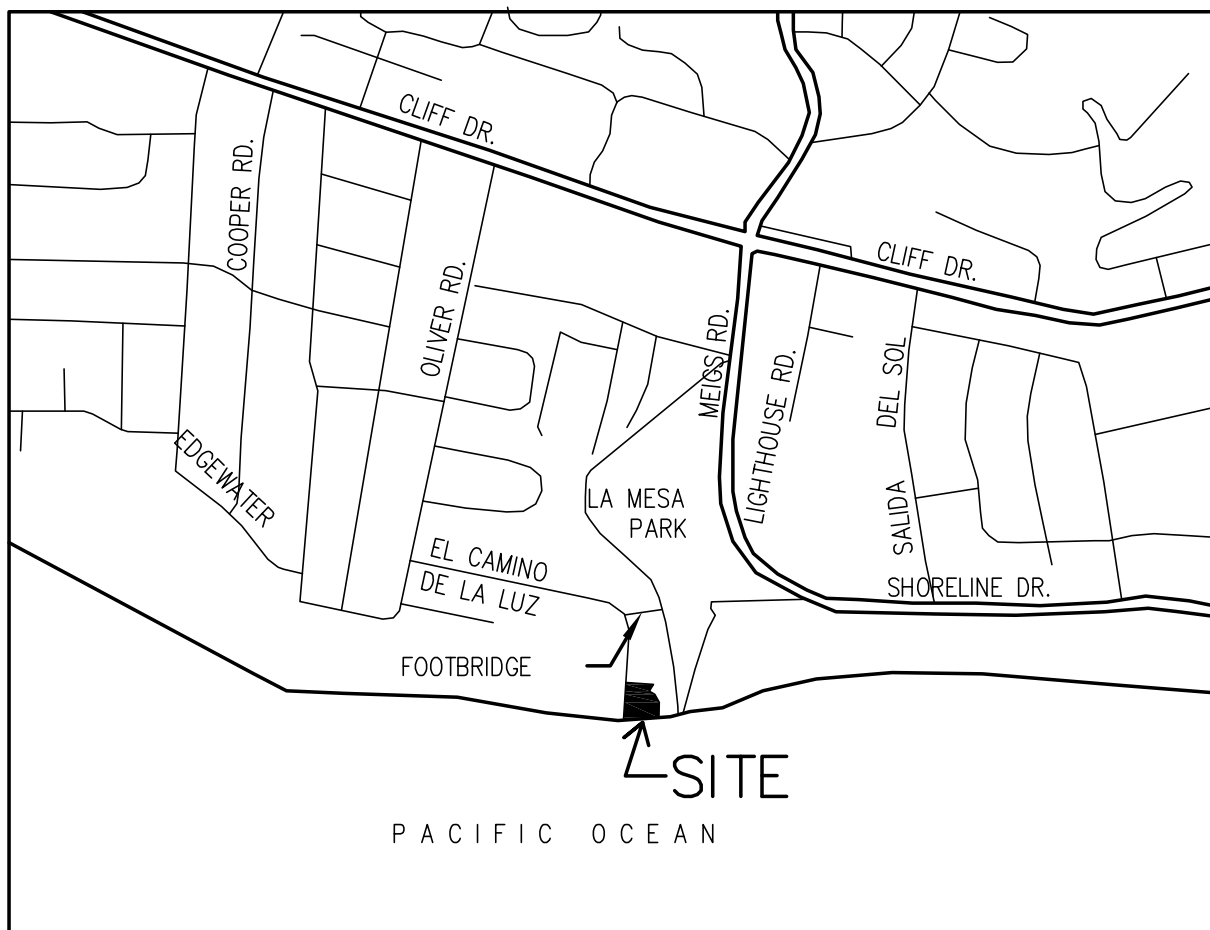
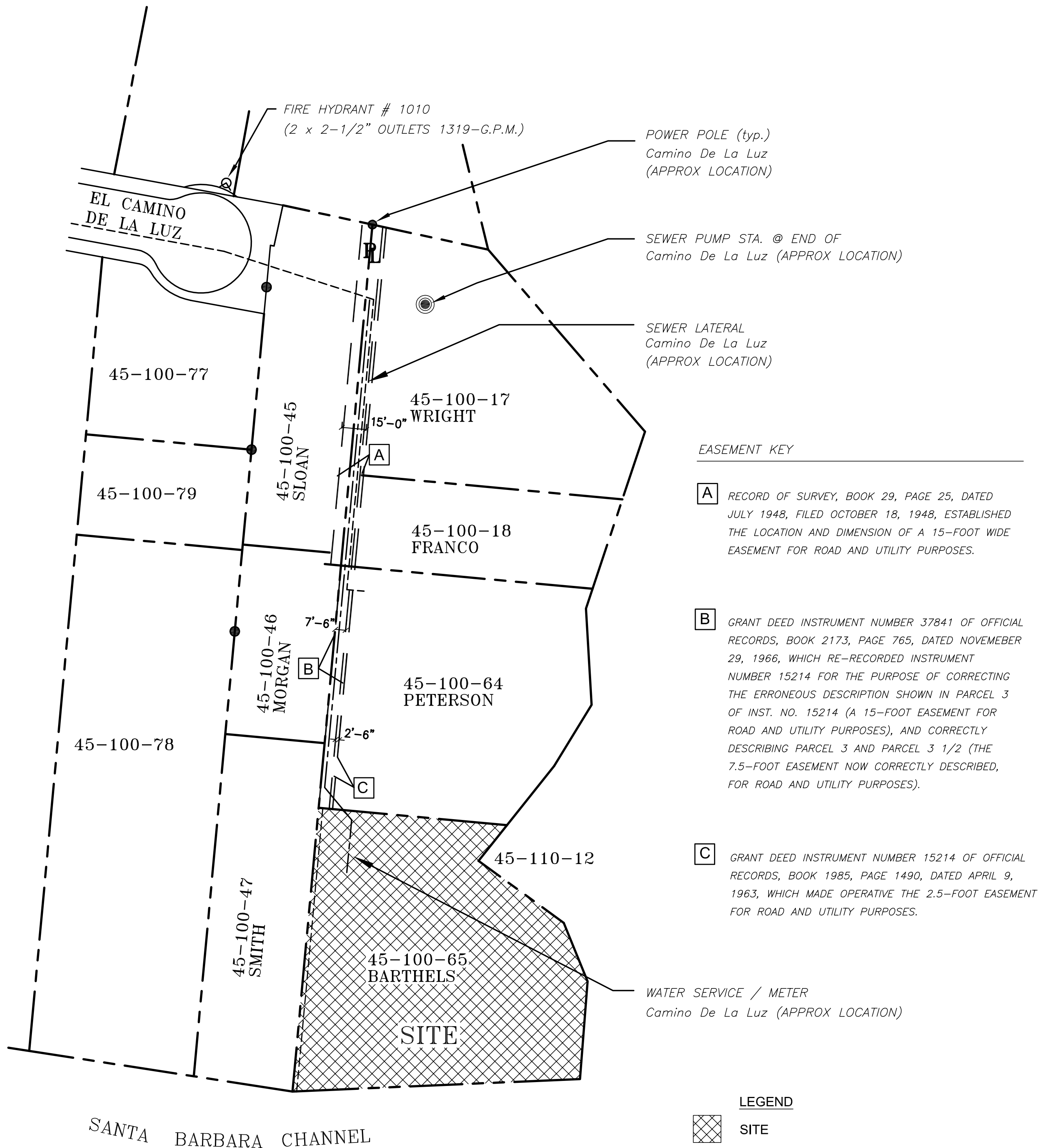
**RECORDERS CERTIFICATE** File No. 29961  
FILED FOR RECORD THIS 2nd DAY OF December 19 58 AT 4:00 P.M. IN BOOK 43 OF Refs. AT PAGE 44  
AT THE REQUEST OF M.L. Grant Fee \$550  
James G. Fowler COUNTY RECORDER Deputy

**RECORD OF SURVEY**  
OF THE FRANK O. EDTON PROPERTY  
BEING A PORTION OF  
THE BLANCO E. PARKER TRACT  
OF SANTA BARBARA, CALIFORNIA  
U. S. GRANT & SON - REGISTERED ENGINEERS

SCALE: 1" = 40' OCT 19 58  
NOTE: SOLID CIRCLES THUS • DENOTE 1/2" PIPES SET & MARKED "R.E. 7704" UNLESS OTHERWISE INDICATED.

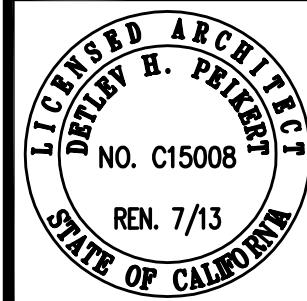
BK. 43 PG. 84

NOTE: OPEN CIRCLES THUS O DENOTE NO MONUMENTS FOUND NOR SET UNLESS OTHERWISE INDICATED.



DESCRIPTION: **LEGAL ACCESS & EASEMENTS**

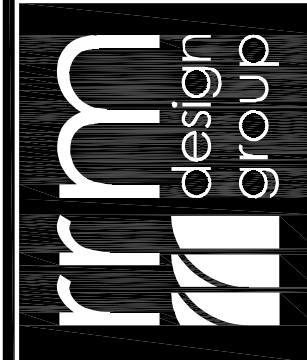
Residence APN: 045-100-065  
1837 1/2 El Camino De La Luz  
Santa Barbara, California



SHEET  
A.5

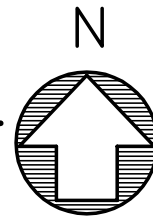
REVISIONS:  
NO. DATE:  
4/5/2012 Planning Comm.  
10/1/2013 EIR Exhibits  
02/17/2016 Planning Rev.

RRM Design Group  
10 E. Figueroa St., Suite 1  
Santa Barbara, CA 93101  
Tel: 805.963.8283  
www.rrmdesign.com



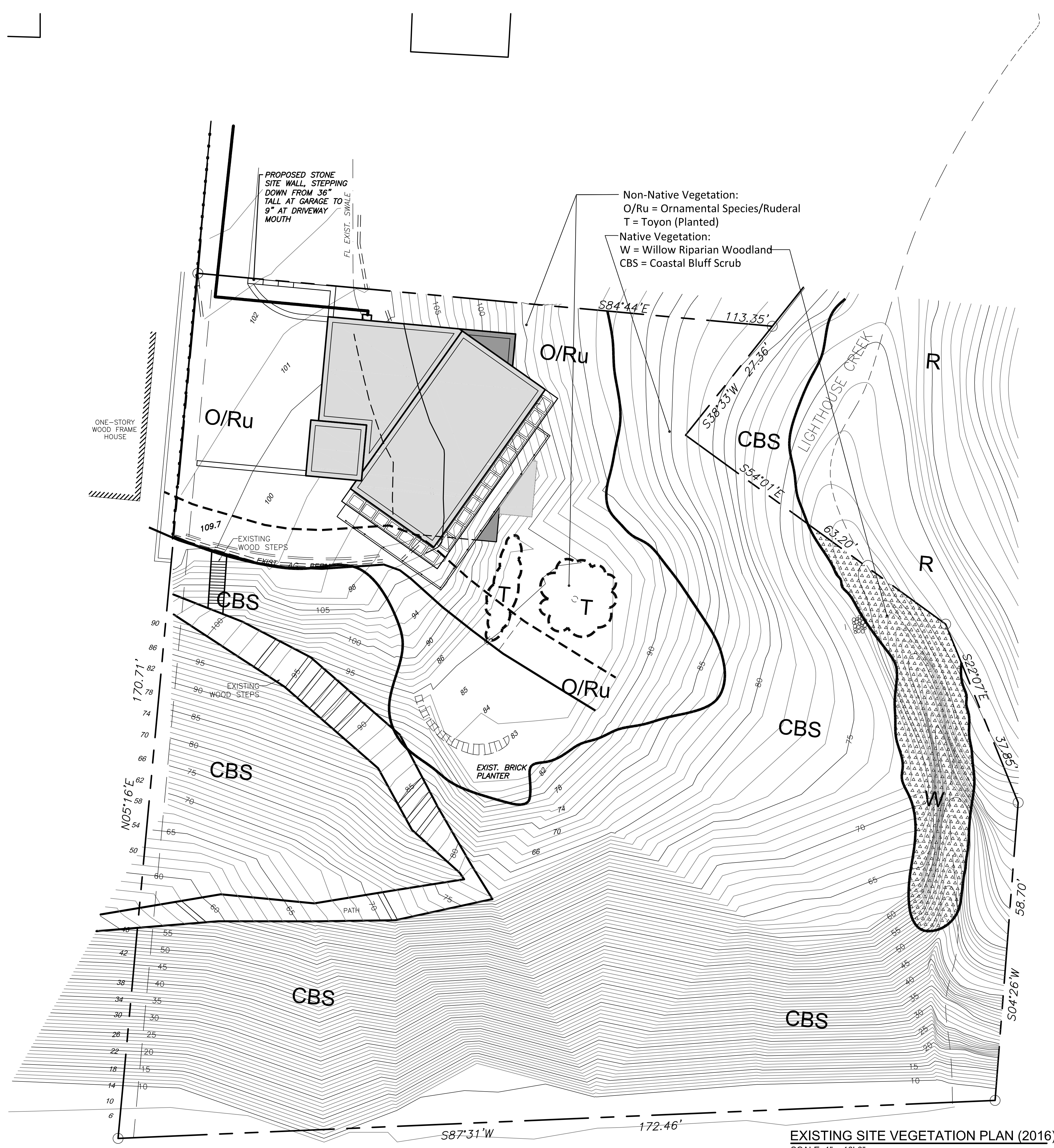
DATE:  
10/26/2017



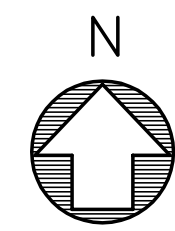


## A.6





EXISTING SITE VEGETATION PLAN (2016)  
SCALE: 1" = 10'-0"



DATE:  
10/26/2017

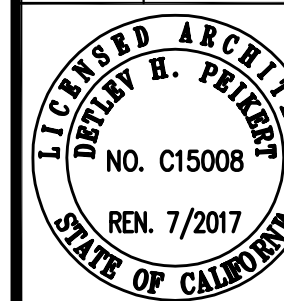
REVISIONS:  
NO: DATE:

RRM Design Group  
10 E. Figueroa St., Suite 1  
Santa Barbara, CA 93101  
Tel: 805.963.8283  
www.rrmdesign.com



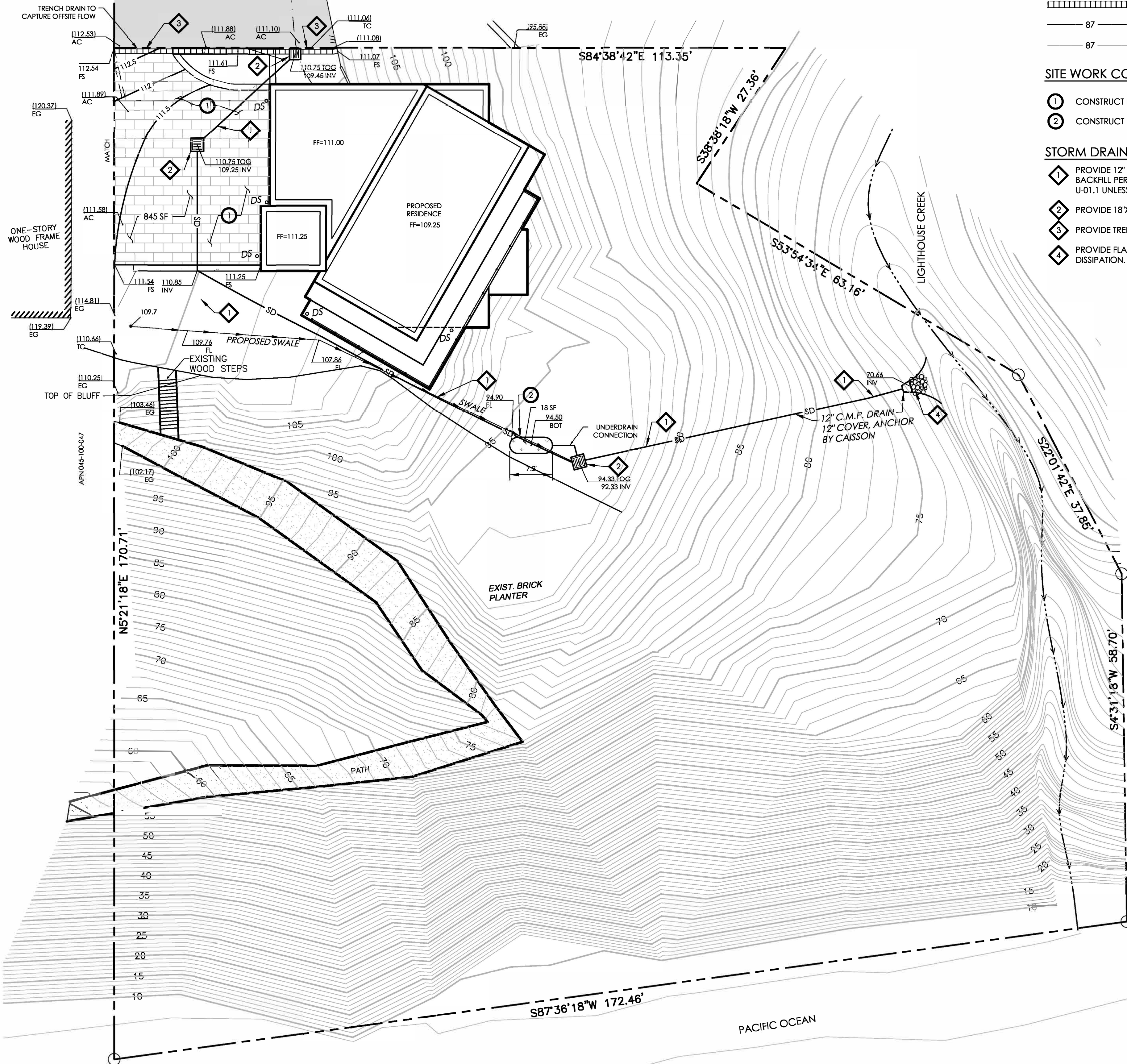
DESCRIPTION: EXISTING SITE VEGETATION PLAN (2016)

PROJECT: APN: 045-100-065  
CLIENT: 1837 1/2 El Camino De La Luz  
Santa Barbara, California



SHEET  
A.7





SD

PROPOSED STORM DRAIN

PROPOSED FLOWLINE

EXISTING ASPHALT CONCRETE

EXISTING CONCRETE PAVEMENT

PROPOSED PERVIOUS PAVERS

PROPOSED CONCRETE PAVEMENT

PROPOSED BIO-RETENTION

PROPOSED TRENCH DRAIN

87

PROPOSED CONTOUR

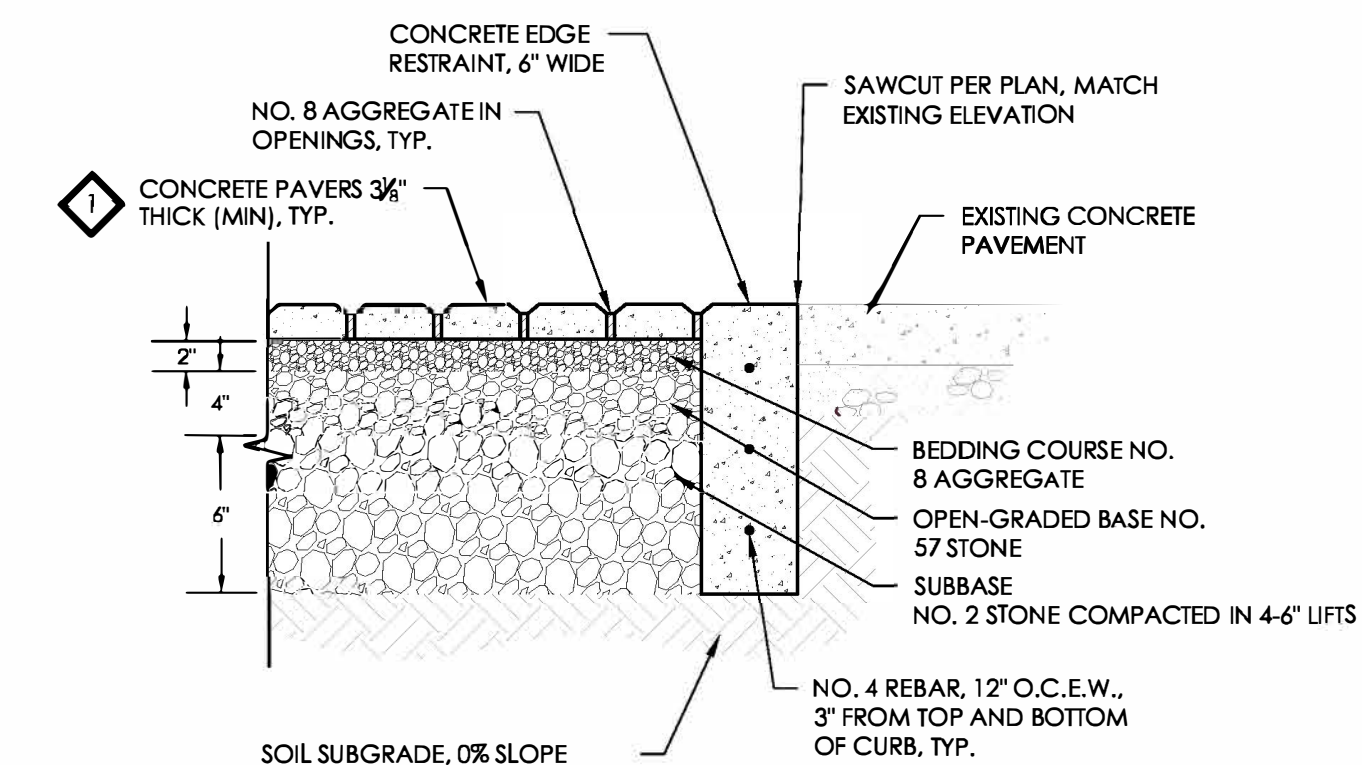
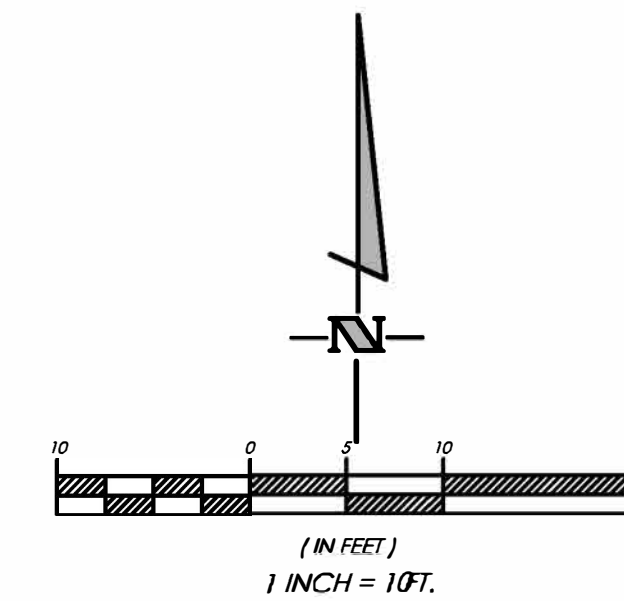
87

EXISTING CONTOUR

- ① CONSTRUCT PERMEABLE PAVERS PER DETAIL 'A', THIS SHEET.
- ② CONSTRUCT BIO-RETENTION PER DETAIL 'B', THIS SHEET

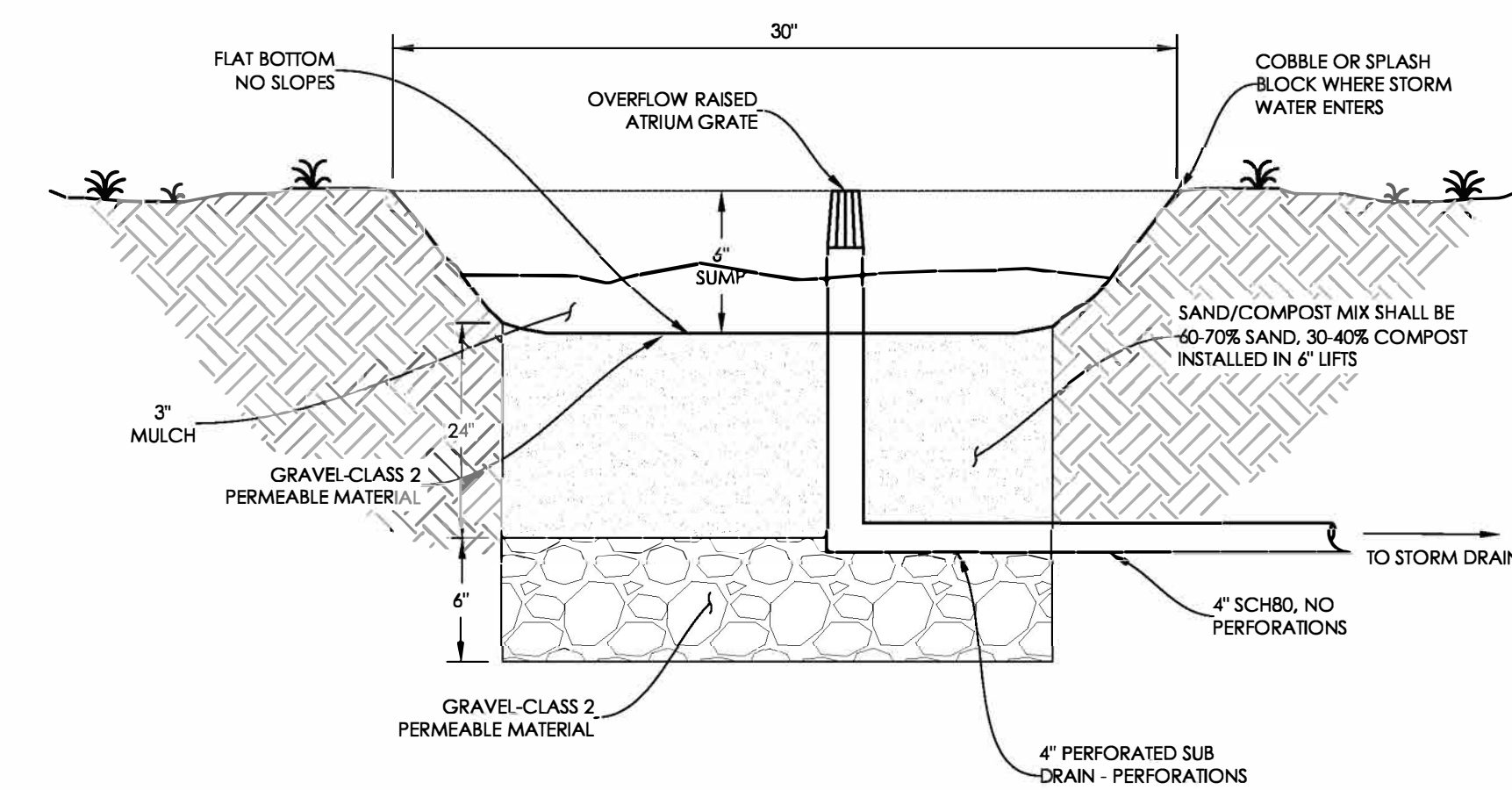
- 1 PROVIDE 12" CMP STORM DRAIN AT 0.5% MINIMUM SLOPE. TRENCH AND BACKFILL PER CITY OF SANTA BARBARA STANDARD DETAILS U-01.0 AND U-01.1 UNLESS OTHERWISE NOTED.
- 2 PROVIDE 18"X18" CATCH BASIN WITH TRAFFIC RATED GRATE.
- 3 PROVIDE TRENCH DRAIN.
- 4 PROVIDE FLARED CMP STORM DRAIN OUTLET WITH 5X5' RIP RAP DISSIPATION.

1. SITE GRADING SHALL CONFORM TO THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL/GEOLOGICAL REPORT.
2. CONTRACTOR TO CONFIRM ALL EXISTING GRADES AT IMPROVEMENT TIE-INS.
3. GRADING BEYOND PROPERTY LINE ALLOWED WITH WRITTEN APPROVAL FROM ADJACENT PROPERTY OWNER.
4. THE CONTRACTOR SHALL SEPARATE DEMOLITION AND EXCESS CONSTRUCTION MATERIALS ONSITE FOR REUSE/RECYCLING OR PROPER DISPOSAL. SEPARATE BINS SHALL BE PROVIDED FOR RECYCLING.
5. CONTRACTOR TO PROVIDE COVERED TRASH RECEPTACLES TO PREVENT TRASH AND DEBRIS FROM BLOWING OFFSITE. CONTRACTOR SHALL ENSURE SITE IS FREE OF DEBRIS AND TRASH THROUGH COMPLETION OF CONSTRUCTION.



**A PERMEABLE PAVERS CROSS SECTION**  
SCALE: N.T.S.

1 PERMEABLE PAVERS SHALL BE SUPPLIED BY THE INTERLOCKING PAVING CONCRETE INSTITUTE. MODEL: PERMEABLE INTERLOCKING CONCRETE PAVEMENT (PICP).



**B** INFILTRATION TRENCH CROSS-SECTION  
SCALE: N.T.S.

① PLANTING SOIL SHALL CONSIST OF 60 TO 70% SAND, 15 TO 25% COMPOST, AND 10 TO 20% CLEAN TOPSOIL. THE ORGANIC CONTENT OF THE SOIL MIXTURE SHALL BE 8 TO 12% AND THE PH RANGE SHOULD BE 5.5 TO 7.5.